

Mercy Oruwari

From: Mercy.Oruwari@haringey.gov.uk
Subject: FW: 36 Connaught Gardens, London N10 3LB
Attachments: IMG_1320.JPG; IMG_1318.JPG

From: Andrew Beharrell
Sent: Sunday, May 21, 2023 2:02 PM
To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Cc: Mercy Oruwari <Mercy.Oruwari@haringey.gov.uk>
Subject: 36 Connaught Gardens, London N10 3LB

Dear Mr Gregersen,

36 Connaught Gardens, London N10 3LB

Application HGY/2023/0878

I have now received formal notice of planning application reference HGY/2023/0878 and I am writing to object.

My objection should be read in the context of our earlier exchanges and in particular the lack of statutory or informal consultation on previous related applications and the cumulative impact on the privacy and amenity of our neighbouring property. I have previously stated:

Our main concern is to safeguard the privacy of our house and garden. By way of background, when we planned our house we went to great lengths to preserve the privacy of no. 36 – that is why there are no upper floor windows looking in that direction. A secondary concern is that the bulk of the extended house will be both closer to us and increased by the gable and dormer. Regarding the consented applications HGY/2022/2308 and HGY/2023/0910 we certainly would have commented if we had been consulted - it is very surprising that we were not....I note that the previous officer's report says there are no impacts on the privacy of neighbouring properties ... this is clearly not the case.

The essential difference between this proposal and previous ones is the full width dormer extending across the new side extension almost to the new flank wall. I object on the following grounds:

- Pre-application advice on a wide dormer specifically advised against it.
- Taken in conjunction with the consented proposals (which move the flank wall significantly closer to my property and extend upwards into a gable replacing the existing hip) the proposed dormer will be overbearing.
- It is also visually clumsy and makes a nonsense of the stepped main roof line between the existing house and the new side extension, which was required by Haringey as part of the consented scheme.
- Although it is set at right angles, people standing at the windows in the dormer will have an oblique view directly into my living room.

I attach photos to illustrate the existing situation including the relationship with the dormer in no.34. A dormer to no.36 of any width will have a worse impact on our privacy.

Nevertheless, we would support a dormer of similar width and alignment to no.34, set back from the existing flank wall, provided that detailed measures are included to mitigate the privacy problem, for example:

- vertical fins lining the northern edge of any openable windows
- openable high level vents with the lower main parts of the windows sealed shut
- any opening windows to be side-hung on the northern edge
- removal of the window closest to the northern boundary or replacement with high-level window only.

Application HGY/2022/3547

Please could you clarify the status of this application for a certificate of lawfulness for a smaller dormer? I would suggest the better way to conclude this matter would be for the applicant to withdraw this and revise Application HGY/2023/0878 to the same width and with the addition of privacy measures as requested above.

I will copy this email to my neighbours at no.36 for their consideration.

Please could you keep me informed of any further evolution of any of these related applications.

KInd regards
Andrew Beharrell